

MEMO

To: Mayor Bodnar, Members of Council, Dept Heads
From: Dan Russell, Building Commissioner
Date: Jan 11, 2024

Re: Yearly Summary Report of Construction Activity - 2023

The end of 2022 the interest rate started to increase and by early 2023 it had increased to over 6%. This increase definitely put a strain on the construction business, specifically new home builds. Below I have summarized the 2023 construction season.

Residential

- There were a decrease in the number of new homes built and permit fees in 2023. In 2022 we had 9 new builds with a permit fee of \$12,600.00. In 2023 there were 6 new homes built with a permit fee of \$8,400.00. This is a decrease of \$4,200.00.
- The number of permits issued in 2023 were 624, a decrease of 61 permits from 2022, which was 685.
- The estimated value for residential construction was much higher in 2023 than 2022. In 2023 the value was \$4,305,920.00 which is an increase of \$491,199.00 from the 2022 value of \$3,814,721.00. This may be due to the increase of construction materials.

Commercial

- The number of permits issued in 2022 were 172 and in 2023 we had a slight increase to 206.
- The valuation for permit fees and permits issued for additions and alterations were lower in 2023 than 2022. The permit fee in 2023 was \$3,119.75 with 9 permits issued. The fee in 2022 was \$4,478.36 with 14 permits issued. This decrease was due to the two school projects which started in 2022.

Complaints

- The number of complaint calls we received in 2022 were a total of 35, this year we had 26. All of these complaints receive a Courtesy Notice. These notices were complied with in a reasonable time period.

In my opinion, the increase in the interest rate had a profound effect on new construction and renovations. The beginning of 2024 seems like it's going to be a good year.

Respectfully,

Dan Russell
Building Commissioner
DR/dmg

Enclosures: 2022 & 2023 Annual Permit Report

Annual Permit Summary & Valuation Report

Building Department

‘2023’

RESIDENTIAL

<u>Type</u>	<u>Total Permits</u>	<u>Permit Fee</u>	<u>Estimated Value</u>	<u>OBBC</u>
<u>NEW</u> Single Family Dwelling	6	\$ 8,400.00	\$ 3,150,000.00	\$ 84.00
Additions/Alterations	19	1,675.90	956,520.00	
Swimming Pool (In-ground)	2	100.00	172,000.00	
Deck	4	100.00	15,000.00	
HVAC (New)	2	129.00	12,400.00	1.29
HVAC (Replacement)	44	1,749.00		19.86
Electrical/Plumbing	65	2,468.00		29.08
Registrations	280	29,055.00		
Apt Complex Inspection Fee	1	2,530.00		
P & Z/ARB/BZA Fees	16	915.00		
Driveway	18	620.00		
Garage Floor	2	100.00		
Patio /Walkway	10	250.00		
Roofing	36	925.00		
Gutters /Downspouts	3	75.00		
Siding	11	275.00		
Canopy Structure	1	25.00		
Shed	9	225.00		.75
Shed Pad	2	50.00		
Fence	18	450.00		
Foundation	1	750.00		
Grade/Eng Fees	14	3,150.00		
Waterproofing /Drain Tile	9	225.00		
Sewer Repair	2	50.00		
Chimney Repair	2	50.00		
Tree Removal	2	60.00		
Swimming Pool (Above-ground)	1	25.00		
Hydrant Use	3	75.00		
Garage Sale	14	70.00		
Occupancy	10	100.00		
Roadway Bond <u>Deposit</u>	1	5,000.00		
Engineer Fees <u>Deposit</u>	4	3,000.00		
Performance Bond <u>Deposit</u>	6	3,000.00		
Supplemental Bond <u>Deposit</u>	6	3,000.00		

Total Residential	624	\$ 68,671.90	\$ 4,305,920.00	\$ 134.23
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Continued
'2023' Annual Permit Summary

COMMERCIAL

<u>Type</u>	<u>Total Permits</u>	<u>Permit Fee</u>	<u>Estimated Value</u>	<u>OBBC</u>
<u>NEW</u> (YTR & MHS Access Drive)	2	\$ 882.40	\$ 1,290,000.00	\$ 26.47
Additions/Alterations	9	3,119.75	1,173,500.00	93.59
Roofing (Condos)	38	1,909.50	381,615.00	57.38
Parking Lot Resurface	1	975.87	195,175.00	29.28
ADA Ramp & Walkway	1	230.00	46,000.00	6.90
Signage	6	375.00	35,000.00	11.25
HVAC (New)	9	879.00	580,000.00	26.37
PRG Ins Annual Electrical Alterations	1	1,375.00		41.25
HVAC (Replacement)	12	549.50		16.49
Electrical/Plumbing	25	2,429.00		72.88
P & Z/ARB/BZA Fees	11	455.00		13.65
Fire Protection – Sprinklers	12	1,333.00		39.99
Paving	2	255.00		7.65
Cell Tower Equip Upgrade	1	200.00		6.00
Low Voltage Phone Data	2	304.62		9.14
Traffic Signalization	1	100.00		
M & R Station	1	100.00		
Gas Main Replacement	2	200.00		
Fence	1	25.00		.75
Temp Tent	1	50.00		1.50
Engineer Fees	12	3,755.00		
Occupancy	6	60.00		
Plans Examiner Review (Wildermuth)	20	3,740.00		112.24
Plans Examiner Review (CT Consultants)	25	3,900.00		117.00
Roadway Bond <u>Deposit</u>	3	11,000.00		
Engineer Fees <u>Deposit</u>	2	2,500.00		
Total Commercial	206	\$ 40,702.64	\$ 3,701,290.00	\$ 689.78

TOTAL Residential & Commercial	830	\$ 109,374.54	\$ 8,007,210.00	\$ 824.01
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Deborah Garbo, Executive Assistant
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cc: Daniel Russell, Building Commissioner